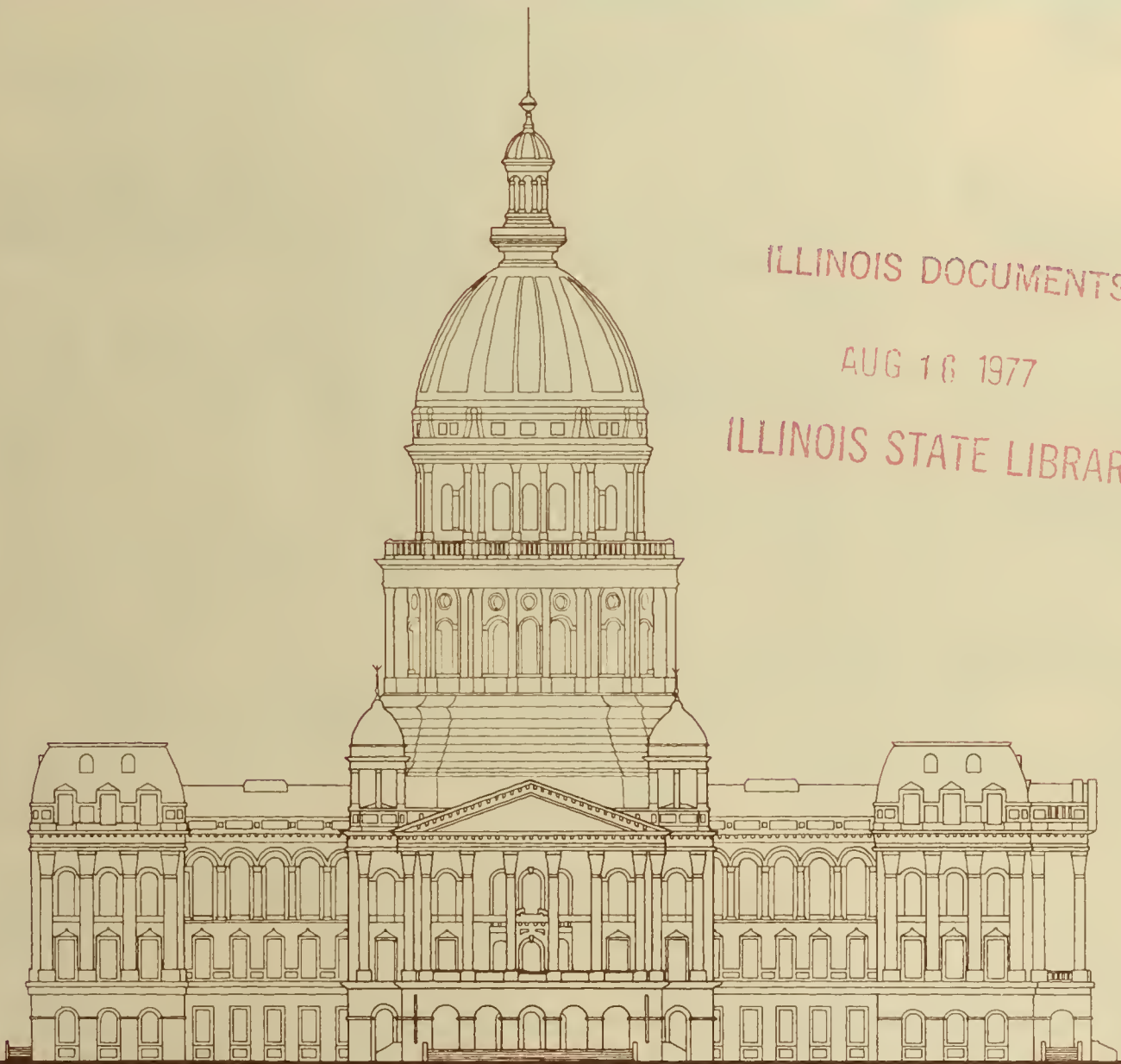


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# State of Illinois Capitol Complex Development Master Plan Summary

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Prepared for  
State of Illinois  
**Capital Development Board**  
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Architects for the Capitol Complex Development  
June 1977





Introduction

The Capital Development Board commissioned the Architects for the Capitol Complex Development, from January 1975 to June 1977, to formulate a comprehensive Master Plan for an orderly and responsible expansion of the State's functions and buildings, ancillary facilities, utilities, public rights-of-way and urban systems common to the Complex and the City of Springfield. The Capitol Complex Study Area consists of an area bounded by Mason Street on the north, Canedy Street on the south, Tenth Street on the east and Walnut Street on the west. The area encompasses both the Capitol Area District Boundary and the Legislative Space Needs Boundary.

Recommendations outlined in the Master Plan include the establishment of an ongoing comprehensive planning process with a permanent framework for review. This process, under the auspices of the Capital Development Board and the Legislative Space Needs Commission, would include the periodic review and update of the Comprehensive Plan monitoring the implementation of various capital improvements within the Complex, and providing the means of receiving recommendations on Capitol Complex projects from all appropriate governmental units within the community. This continuous planning effort will avoid rapid obsolescence of current plans and allow constant adaption of the physical plan to changing conditions.

The values, needs and objectives reflected in the Comprehensive Master Plan are first steps in the formulation of responsive goals and policies that will guide the development of the Capitol Complex. Actual projections of physical facilities are identified in detail for the short term (to 1985) and in more general terms for the long-range planning (to 2000). Through this type of approach, orderly and responsible development of the Capitol Complex will be recognized as a full-time job, flexible enough to reflect changing circumstances.

The Comprehensive Plan Report is presented in four documents, as follows:  
**Document One, Background Data**, contains general information about Springfield, its history, past planning efforts and the current socio-economic, physical and political environment. In addition, growth projections from various sources are presented for the region, the City and State government.

**Document Two, Comprehensive Planning**, describes the planning philosophy, methodology and the physical plan concepts. This document is supplemented by a scale model of the Study Area illustrating these concepts, which include land use, circulation, open space and various special study areas.

**Document Three, Regulatory Guidelines and Design Criteria**, contains recommended revisions to and expansion of zoning, open space, bulk and architectural regulations, as well as recommended urban design criteria for landscaping, street furniture, graphics, lighting and surface treatment of the public rights-of-way infrastructure.

**Document Four, Implementation**, describes the nature and responsibilities of the proposed ongoing planning group, interim measures during the transition period, a projected timetable for those projects identified in the Comprehensive Plan as short range (to 1985) and long range (to 2000), costs in 1976 construction dollars where applicable, and a utilities plan describing changes to public and private utility systems that would result from the proposed development.

100 Years of Urban Sprawl

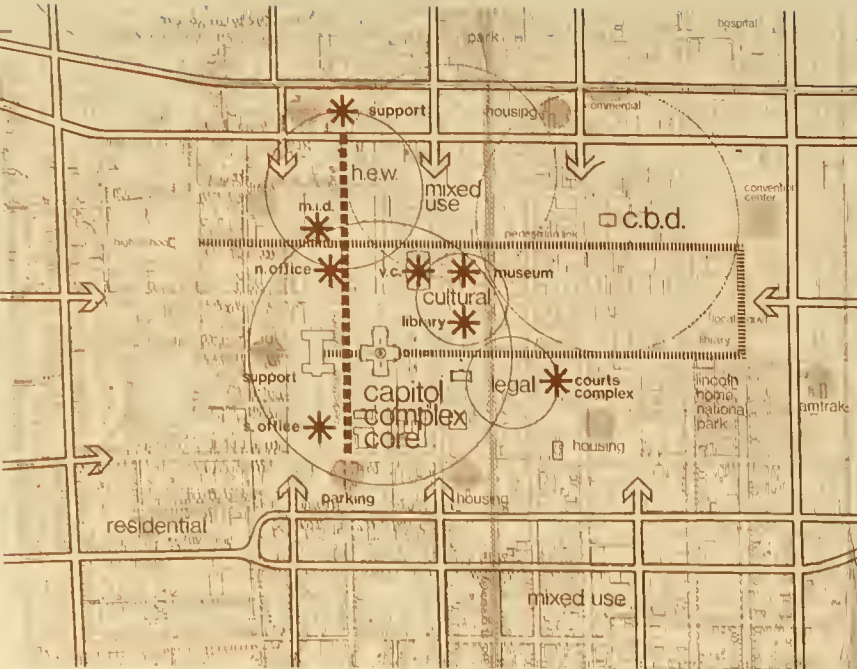
Relatively little attention had been given to the physical growth of State Capitol Facilities. The West Plan of 1924 clearly outlined the need for a conscious effort to implement policies such as land acquisition and physical planning to provide ample sites and adequate settings for buildings that would be needed by the Departments of State Government. Without that attention, however, a wasteland of parking lots, deteriorating commercialism and trauma planning left the magnificent State Capitol Building, of 1876 elegantly projecting above the chaos of urban sprawl one hundred years later.



Space Inventory: State Owned VS. Leased

With the knowledge that State agencies occupy office space not only in the Capitol Complex, but in numerous other locations in Springfield, a questionnaire was distributed to fifty-one units of State Government to obtain office space information. The results indicated that State-owned structures account for more than a million square feet, while nearly a million and a half square feet of State office space is leased from over a hundred privately-owned structures through the Springfield Community. Other valuable information was obtained, including work flow, public accessibility, material handling, transportation requirements and personnel. Economy of operation and efficiency, as influenced by location and type of physical facilities, became critical information to initiate the planning process.

FACILITIES ANALYSIS	SPACE INVENTORY 1975	1,870,000 sq. ft., State Owned	1,465,000 sq. ft., State Leased
STATE OFFICES		300,000	200,000
Legislative			
Judicial			
Governor			
Lieutenant Governor			
Attorney General			
Secretary of State			
Comptroller			
State Treasurer			
State Board of Education			
Aging			
Agriculture			
Banks & Trusts			
Board of Governors			
Board of Higher Education			
Board of Regents			
Board of Vocational Education & Rehabilitation			
Business & Economic Development			
Capital Development Board			
Children & Family Services			
Civil Defense			
Civil Service Commission			
Conservation			
Corrections			
Environmental Protection Agency			
Finance			
Financial Institutions			
General Services			
Human Relations			
Illinois Junior College Board			
Illinois Commerce Commission			
Illinois Liquor Commission			
Illinois Veterans' Commission			
Insurance			
Labor			
Law Enforcement			
Local Government Affairs			
Mental Health			
Military & Naval			
Mines & Minerals			
Personnel			
Public Aid			
Public Health			
Registration & Education			
Retirement Systems			
Revenue			
Savings & Loan			
State Archives			
State Fair Agency			
State Library			
State Museum			
Transportation			



The Capitol and the Community

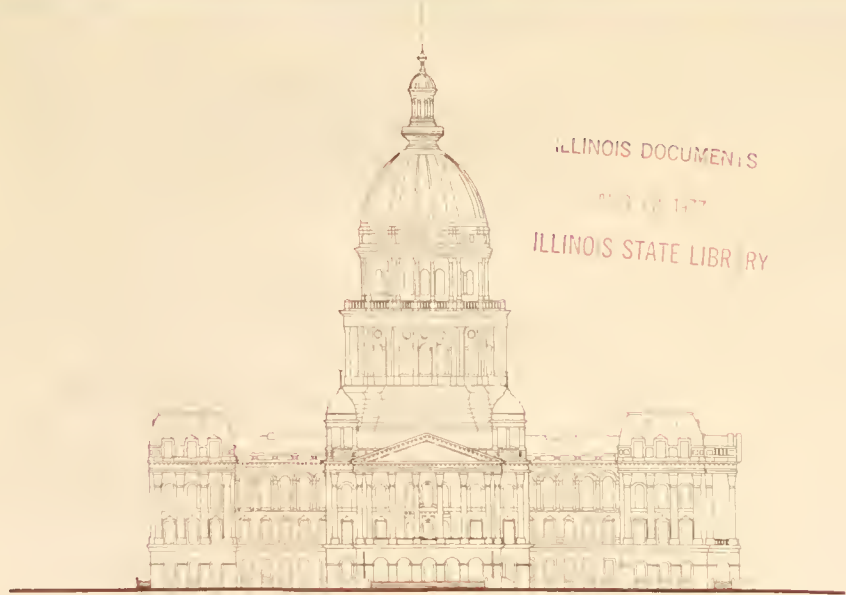
A design problem became apparent early in the study effort. The successful accommodation of some 37,000 persons who daily work within the study area which is in close proximity to a viable central business district, a growing complex of private hospitals, and the Southern Illinois University School of Medicine. Since the State Capitol is visited by hundreds of thousands of school children and other citizens each year who are having their first look at the center of State Government, the logical projected growth of government, the interrelationship of State Governmental units among themselves, and the relationship between the State Government, the Springfield Community and the citizens of Illinois became the essential ingredients in the development of the Master Plan.

The Planning Process

As the major land owner and office tenant, in the City of Springfield, State government generates activities which influence and impact the Community beyond the immediate environs recognized as the State Capitol Complex. The extent of this influence was thoroughly examined in evaluation studies and numerous group meetings which brought together State and City Officials, citizen groups, the media, and experts in transportation, parking, housing, environmental planning, energy conservation and communications. The impact on Springfield transportation systems and traffic arteries identified traffic control and right-of-way realignment problems miles beyond the Capitol Complex. Similarly, the quality of life within the Capitol Complex and the surrounding quiet residential neighborhoods became a subject of great concern within the Community. Within the Capitol Complex area, future utility and communication demands, the updating of antiquated and inadequate sewer facilities, lighting and street furnishings were all topics of consideration for planning and the development of public policy. Representatives of the business community sat together with Hospital Administrators, University Department Heads, interested private citizens and elected Officials to offer their input and examine and refine the planning solutions as they evolved.

State of Illinois  
Capitol Complex Development  
Master Plan Summary

ongoing land acquisition . . . .



Current Planning and Construction

- a. Development of the Comprehensive Plan for the Capitol Complex, completion of the Commutation Study and planning for the Department of Finance—Management Information Division and Courts Complex Buildings
- b. Construction includes initial project completion providing an underground Parking Facility for 790 cars, and Stage 1 utility network upgrading \$10 Million

1977–1981

- c. The construction of the Electrical Distribution System to provide for the power demands within the Complex. This system connects to and integrates with the public utilities \$7.5 Million
- d. The North State Office Building will occupy the site between Monroe and Adams Streets and west of the vacated First Street access to the State Capitol. The nearly half million square foot structure will provide much needed office space, consolidating scattered departments of various State Agencies. Included in the project will be initial construction of the utility service, Pedestrian Spine and site improvements in the North Plaza
- e. Additional parking will be provided both as part of the building construction and as improvements are made to surface lots on properties acquired during this period \$6.5 Million
- f. The Management Information Division structure located within the Capitol Complex will provide computer facilities for various management demands of State Government \$7 Million
- g. The Courts Complex to be constructed immediately north of the Governor's Mansion will significantly respond to the needs of the Judicial Branch of State Government \$16 Million

1981–1985

- h. The Construction of a New State Library \$20 Million
- i. The remodeling of the under-utilized Armory structure to provide for expansion of the State Museum \$ 8 Million
- j. The construction of the Second Phase of the Underground Parking to provide for an additional 750 cars in the South Quadrant of the Capitol complex \$11.5 Million

1985-2000

- k. The construction of a 500,000 sq. ft. South Office Building connecting to existing Service and Pedestrian Systems and Underground Parking Facilities \$52.0 Million
- l. State Museum Building \$20 Million
- m. Centennial Building Remodeling \$ 6 Million



### Summary

The planning process is simply a framework for growth of the Capitol Complex within the City of Springfield. The problems which have been identified are real and endanger, not only the aesthetic qualities of the Capitol Group, but the vitality and economic well-being of the host Community. Left unattended, the predictable deterioration of facilities will finally be expressed in a loss of efficiency and favorable economics in State Government.


As the Capitol of the State of Illinois, there is an obligation to all of the citizens of the State of Illinois to present State Government as a responsible strong and well-conceived structure. The visitor/citizen must be accommodated, as well as the bureaucrat/citizen. The ability to locate State agencies, to reasonably find parking, to literally have access to Government simply and easily, is a major goal of the planning process.

The enormous costs that are paid annually for many inadequate facilities that are out of necessity being occupied throughout the community can be more appropriately and efficiently gathered within the Capitol District.

The predictable and traditional growth of State Government forecasts that the proposed construction into the Twenty-First Century will certainly assist in meeting the present inadequacies and the future demands, but does not indicate the creation of an unusual burden upon the private sector, which has continued through the years, to build to meet the demand or modify existing buildings when the need could be recognized.

A plan without implementation is an expensive document that has little value. When the planning process provides that guidelines necessary to implement the orderly growth of the Complex, the benefits, both social and economic, are infinitely great.

The SUMMARY of the four planning documents titled **Comprehensive Plan for the Development of the Capitol Complex** offers guidelines and proposed schedules that can realistically correct the failures of the past to recognize the greatness of the Capitol of the State of Illinois.

- 
- a. Underground Parking Facility Phase I
  - b. Electrical Distribution System
  - c. North State Office Building and Associated Parking Structure
  - d. Department of Finance-Management Information Division Building
  - e. Courts Complex
  - f. New State Library
  - g. Armory Remodeling
  - h. Underground Parking Facility Phase II
  - i. South Office Building
  - j. New State Museum
  - k. Centennial Building Remodeling



# Capitol Complex Development



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